

Q3

THIRD QUARTER 2004

# Las Vegas Development Report





# LAS VEGAS DEVELOPMENT REPORT

Land Sales .....	3
Planned Projects .....	5
Permitted Projects .....	8
Completed Projects .....	20
Business Licenses .....	24
Year to Date .....	31

Produced by Department of Planning & Development, Comprehensive Planning Division  
Data Collection: Dan Donley, Andrew Powell, and John McClelland; Document Design, Consuelo Emerson

# Land Sales

\* Due to time needed to obtain Land Sales data, this section will be lagged by one quarter.

### Land Sales 2nd Quarter 2004\*

	SALES	TOTAL ACRES	VALUATION	PRICE/ACRE	QTR 1 2004	2003 AVG PRICE/ACRE
WARD 1	3	16.0	\$9,400,000	\$585,670	\$630,075	\$521,330
WARD 2	1	10.0	\$7,300,000	\$730,000	\$557,487	\$437,090
WARD 3	2	3.6	\$940,000	\$261,111	\$184,874	\$378,981
WARD 4	8	35.5	\$13,673,434	\$385,167	\$347,854	\$305,115
WARD 5	3	12.4	\$4,081,673	\$328,902	\$333,292	\$460,248
WARD 6	38	472.9	\$114,178,774	\$241,459	\$212,428	\$283,242
CLV TOTALS	55	550.4	\$149,573,881	\$271,754	\$247,693	\$309,485**
OUTSIDE CLV	544	8,234.0	\$2,473,360,438	\$300,384	\$264,165	\$297,159**
GRAND TOTAL	599	8,784.4	\$2,622,934,319	\$298,590	\$261,978	\$299,540**

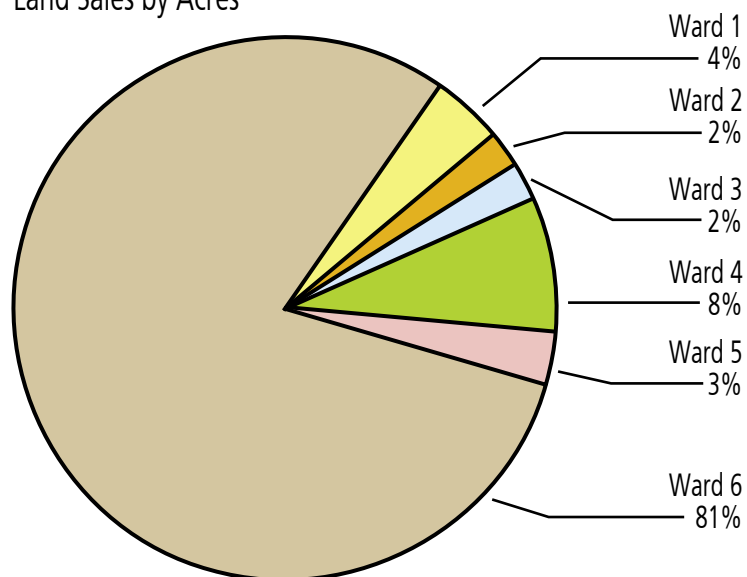
Source: Homebuilders Research, "Hotsheets" Newsletter

For more information contact Dennis Smith, Homebuilders Research (702) 645-4200

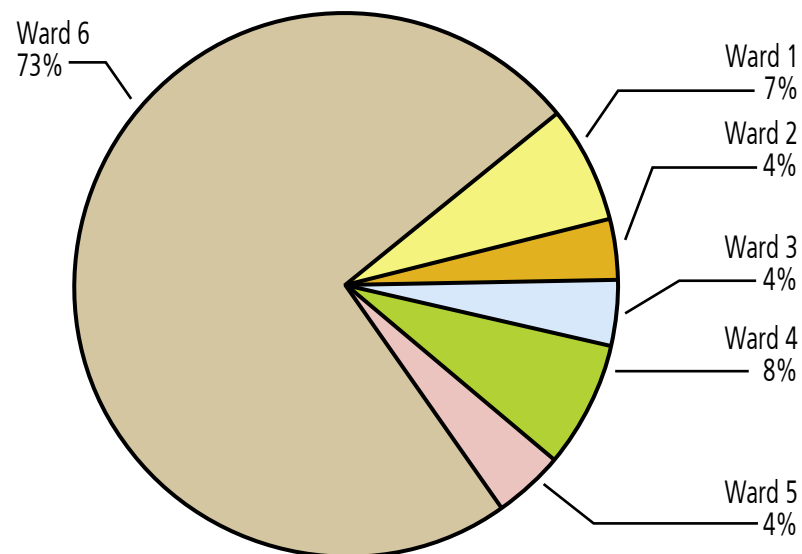
\*Due to time needed to obtain Land Sales data, this section will be lagged by one quarter

\*\*Each ward has various amounts for both price and acres. This represents an average of the total price per acre for 2003

#### Land Sales by Acres



#### Land Sales by Valuation















## LAND SALES

## LEGEND

## PRICE PER ACRE

	Under \$25,000
	\$25,000 - 74,999
	75,000 - \$149,999
	\$150,000 - \$349,999
	\$350,000 - \$999,999
	\$1,000,000 and Higher

## SIZE

-  under 5 acres
-  5 - 24 acres
-  25 - 49 acres
-  50 acres and greater

 City of Las Vegas

Source: Homebuilders Research, "Hotshots" Newsletter  
For more information contact Dennis Smith,  
Homebuilders Research (702) 645-4200

NORTH

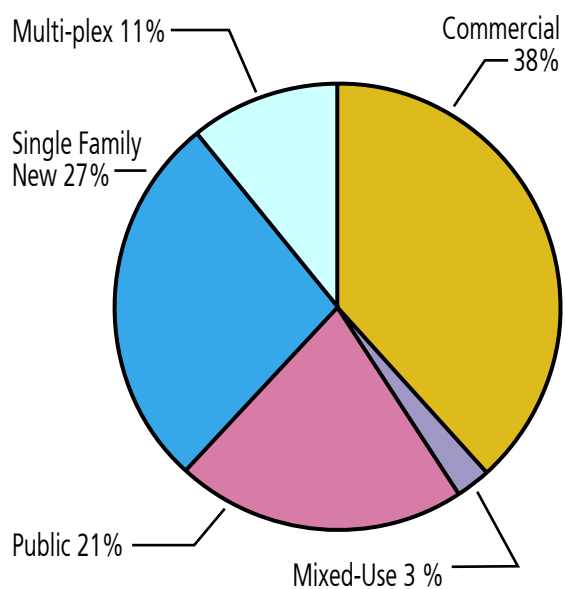


## Planned Projects

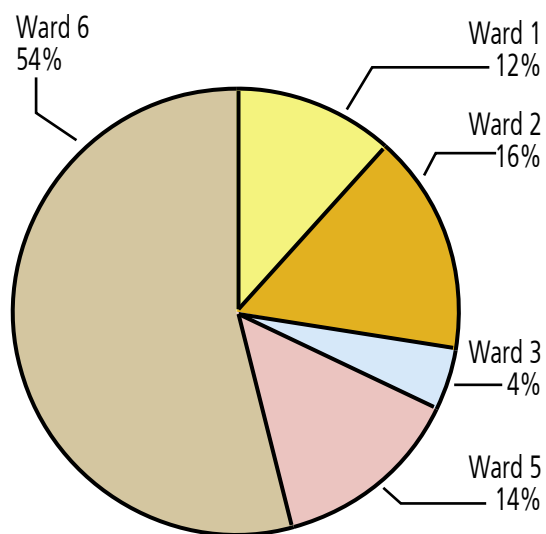
## Summary of Site Plan Design Reviews 3rd Quarter 2004

CATEGORY	WARD 1		WARD 2		WARD 3		WARD 4		WARD 5		WARD 6		Total SDRs	Total Acres
	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres		
Commercial	3	5.8	0	0.0	3	6.3	5	9.2	8	52.1	17	153.3	36	226.6
Mixed-Use	3	5.9	0	0.0	1	2.2	0	0	2	6.9	0	0.0	6	15.0
Public	0	0.0	0	0.0	0	0.0	2	115.6	0	0.0	1	10.4	3	126.0
Single Family	2	21.0	1	10.2	2	7.8	0	0	1	4.4	10	118.7	16	162.0
Multi-Plex	0	0.0	3	37.7	0	0.0	0	0	3	20.1	1	6.0	7	63.7
GRAND TOTAL	8	32.8	4	47.8	6	16.2	7	124.8	14	83.4	29	288.4	68	593.4

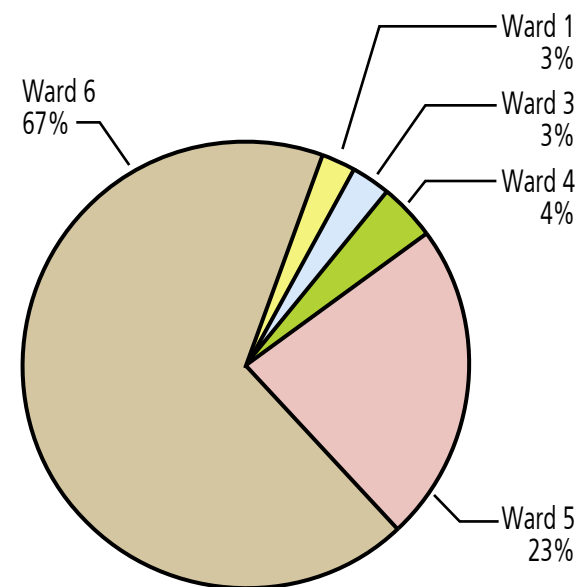
Site Plan Development Reviews by Acreage



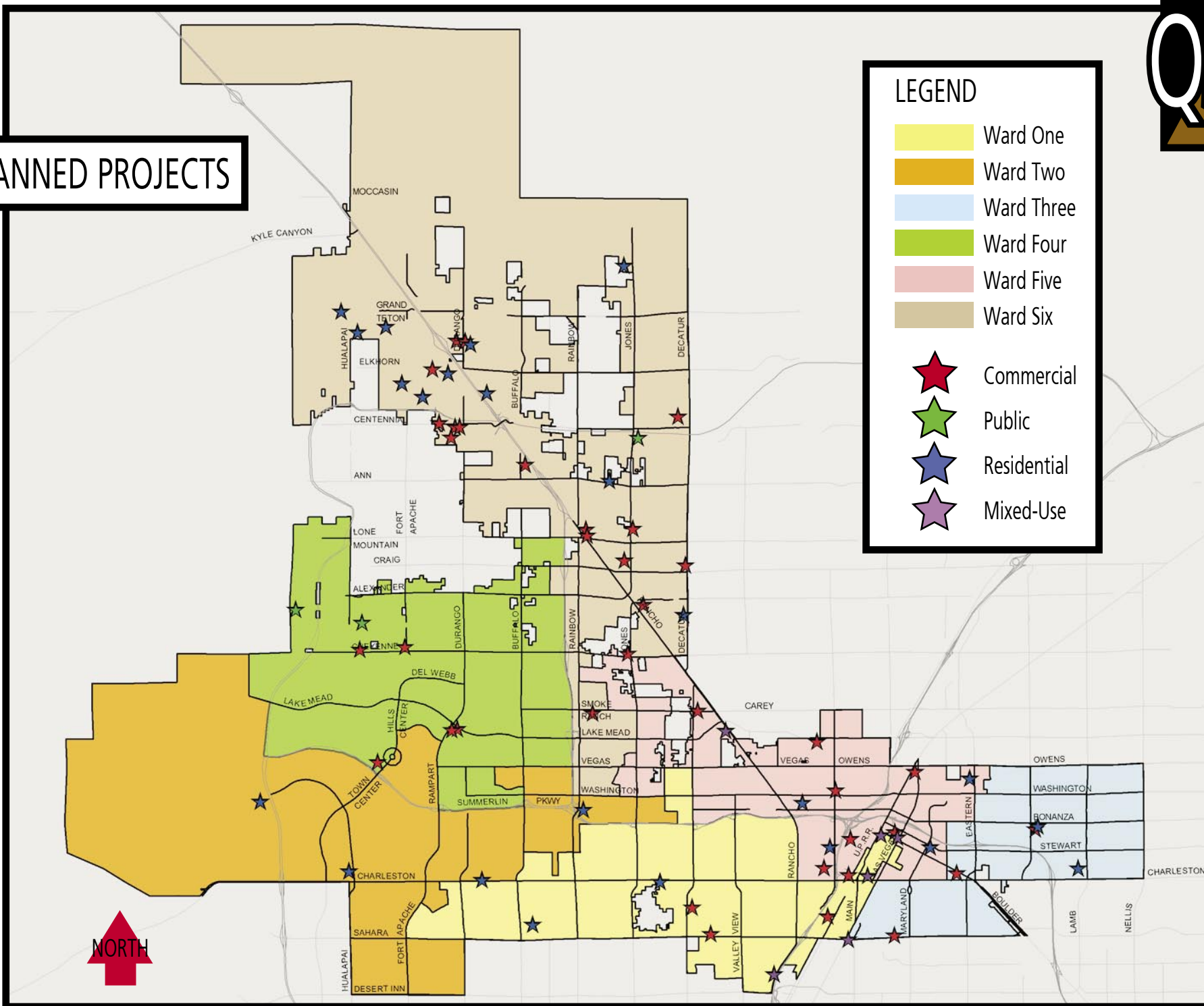
Single Family & Multi-Plex New by Acreage



Commercial by Acreage



## PLANNED PROJECTS







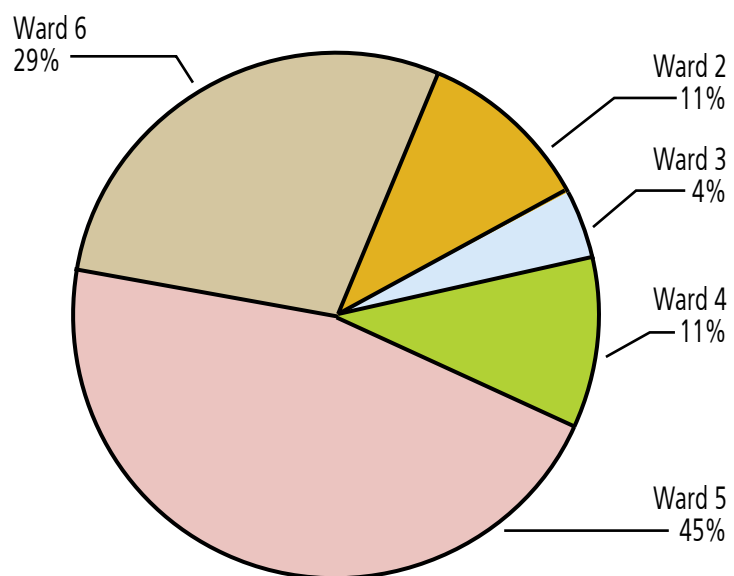
## Permitted Projects

# Summary of Building Permits 3rd Quarter 2004

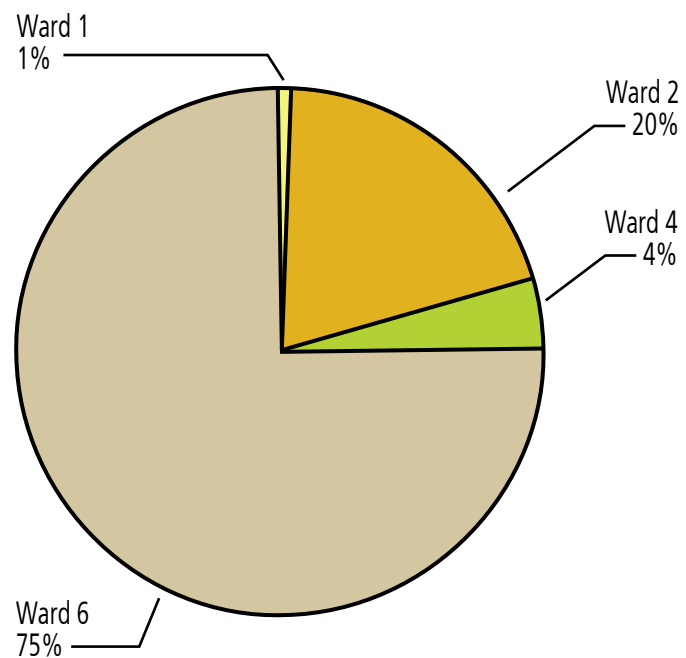
Category	WARD 1		WARD 2		WARD 3		WARD 4		WARD 5		WARD 6		TOTAL PERMITS	TOTAL VALUATION
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation		
Single Family New	2	\$883,460	163	\$26,206,645	0	\$0	50	\$5,327,898	3	\$225,911	644	\$98,884,209	862	\$131,528,123
Single Family Additions	16	\$838,355	13	\$415,939	10	\$205,327	13	\$247,663	9	\$163,562	39	\$1,070,947	100	\$2,941,793
Single Family Remodel	15	\$141,756	10	\$144,215	3	\$22,000	5	\$31,655	9	\$475,000	29	\$326,281	71	\$1,140,907
Apartment Multiplex	0	\$0	1	\$749,796	0	\$0	10	\$5,760,590	0	\$0	1	\$269,728	12	\$6,780,114
Commercial New	1	\$8,700	7	\$8,048,531	15	\$3,023,591	12	\$7,799,175	11	\$33,475,808	20	\$21,124,625	66	\$73,480,430
Commercial Additions	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	1	\$5,200,000	1	\$5,200,000
Commercial Remodel	67	\$5,062,125	38	\$5,749,734	19	\$1,480,917	42	\$3,973,685	22	\$4,269,546	32	\$6,291,998	220	\$26,828,005
Public New	0	\$0	0	\$0	1	\$2,600,000	0	\$0	0	\$0	1	\$41,552	2	\$2,641,552
Pools & Spas	8	\$234,000	61	\$2,135,725	0	\$0	56	\$1,643,830	5	\$143,794	130	\$4,213,883	260	\$8,371,232
Mobile Homes	0	\$0	2	\$41,200	0	\$0	1	\$7,000	0	\$0	5	\$36,200	8	\$84,400
Signs	49	\$115,558	23	\$46,524	9	\$6,786	23	\$24,585	24	\$61,890	43	\$107,602	171	\$362,945
Miscellaneous	102	\$6,314,571	142	\$2,577,982	51	\$1,614,088	124	\$4,083,705	80	\$3,994,518	336	\$8,647,552	835	\$27,232,416
GRAND TOTAL	260	\$13,598,525	460	\$46,116,291	108	\$8,952,709	336	\$28,899,786	163	\$42,810,029	1,281	\$146,214,577	2,608	\$286,591,917

\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

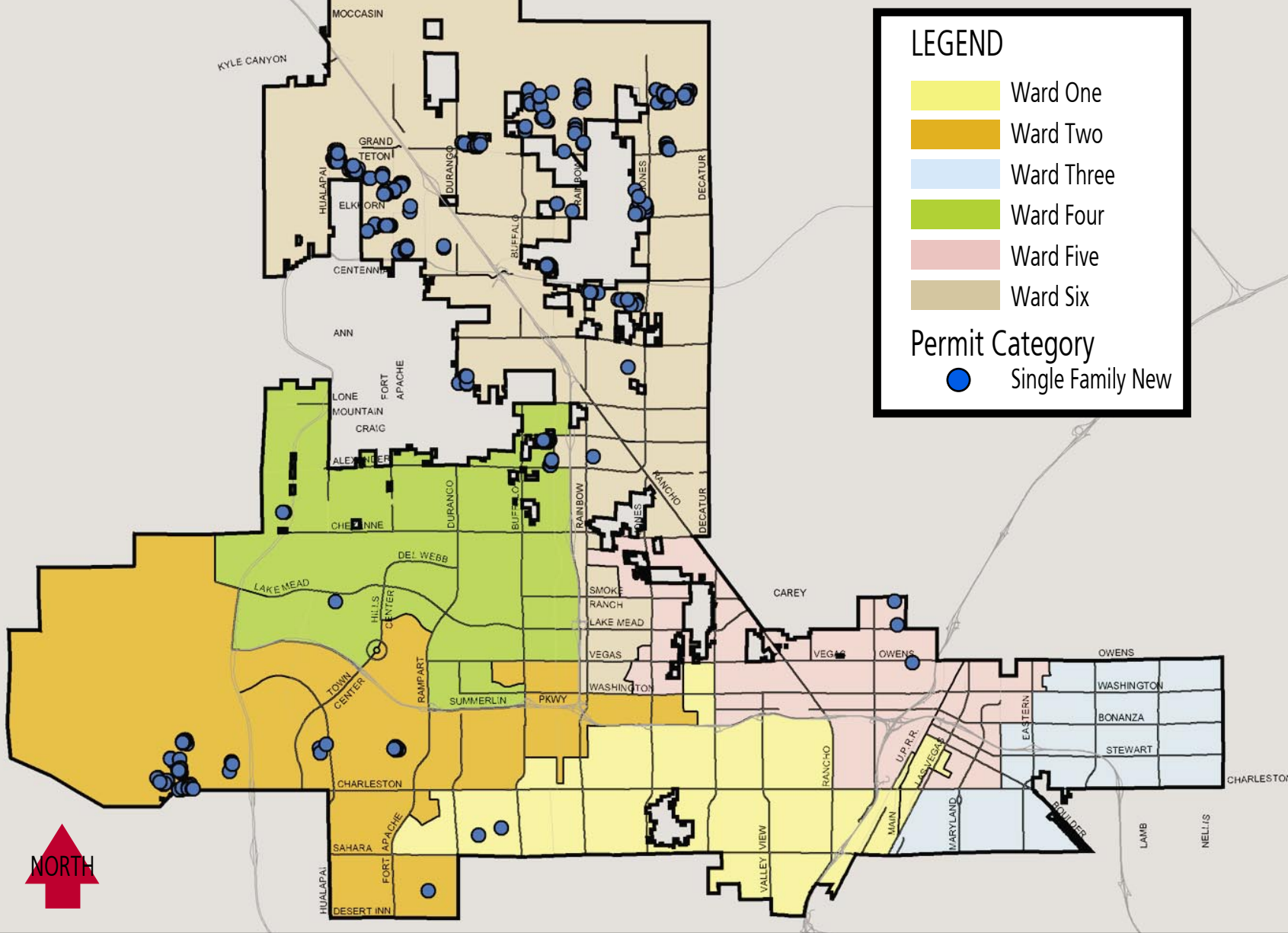
Commercial New by Valuation



Single Family New by Valuation



## SINGLE FAMILY NEW



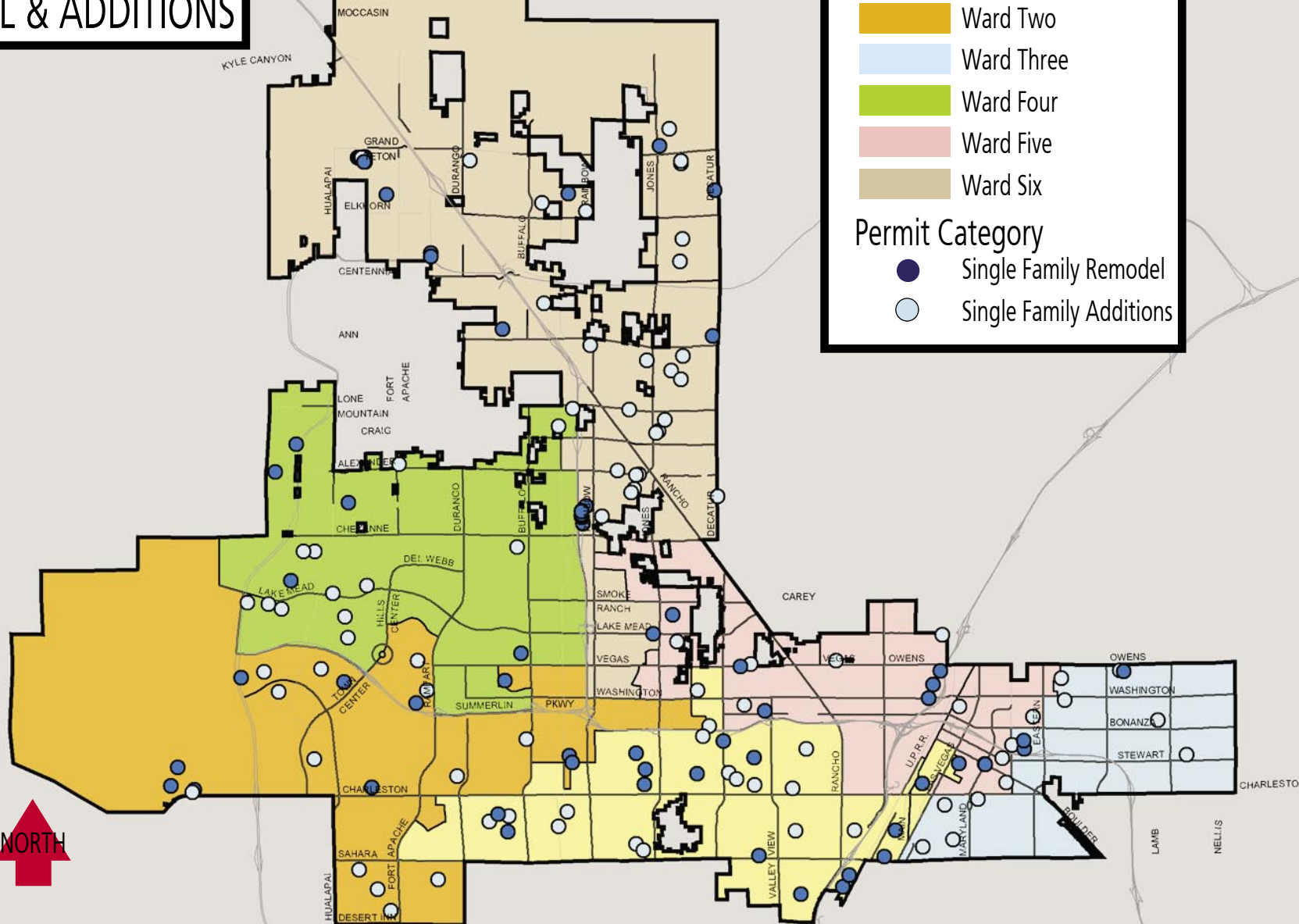
## SINGLE FAMILY REMODEL & ADDITIONS

### LEGEND

- Ward One
- Ward Two
- Ward Three
- Ward Four
- Ward Five
- Ward Six

### Permit Category

- Single Family Remodel
- Single Family Additions



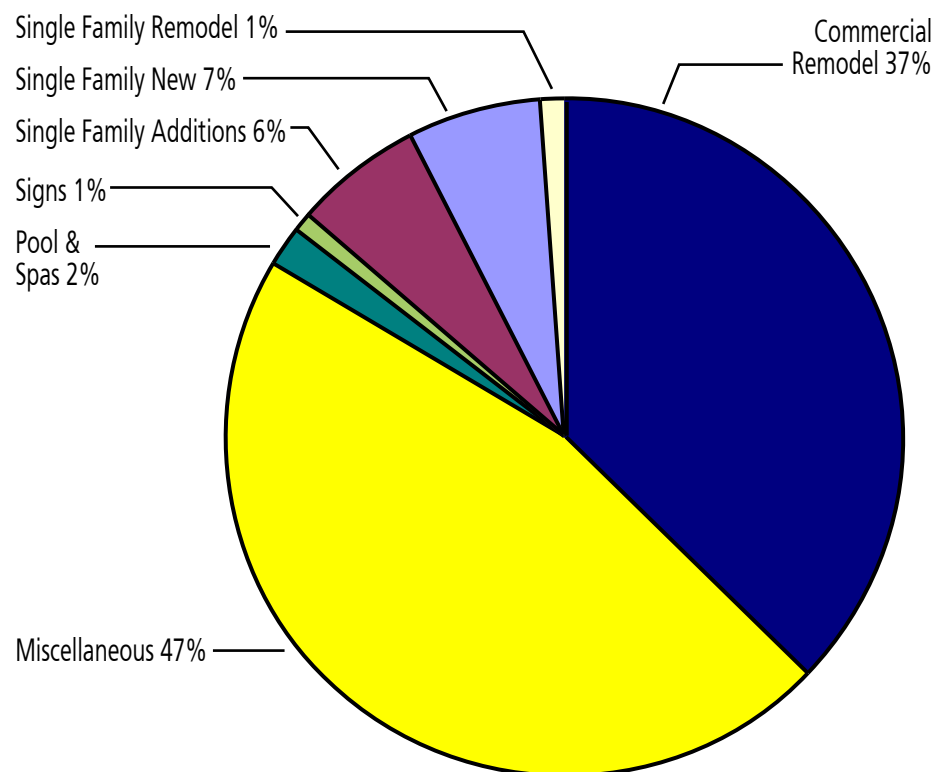




Ward 1  
Summary of Building Permits  
3rd Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	2	\$883,460	6.5%
Single Family Additions	16	\$838,355	6.2%
Single Family Remodel	15	\$141,756	1.0%
Commercial New	1	\$8,700	0.1%
Commercial Remodel	67	\$5,062,125	37.2%
Pools & Spas	8	\$234,000	1.7%
Signs	49	\$115,558	0.9%
Miscellaneous	102	\$6,314,571	46.4%
<b>GRAND TOTAL</b>	<b>260</b>	<b>\$13,598,525</b>	<b>100.0%</b>

Ward 1  
Permits by Valuation

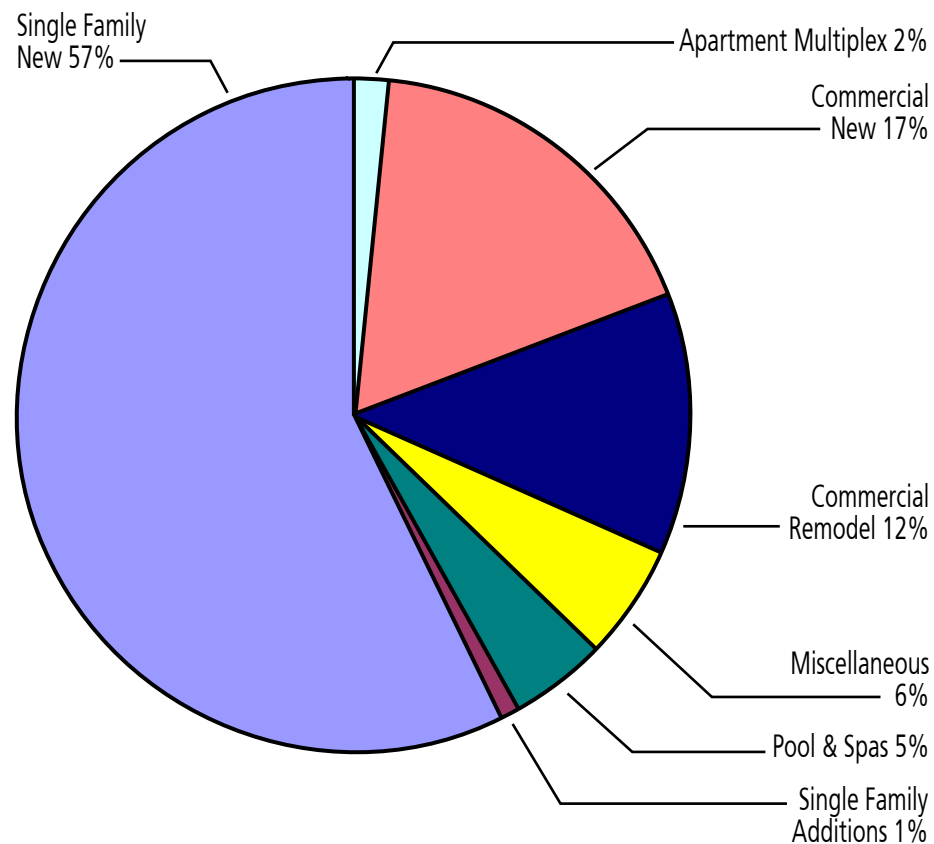


\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

## Ward 2 Summary of Building Permits 3rd Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	163	\$26,206,645	56.8%
Single Family Additions	13	\$415,939	0.9%
Single Family Remodel	10	\$144,215	0.3%
Apartment Multiplex	1	\$749,796	1.6%
Commercial New	7	\$8,048,531	17.5%
Commercial Remodel	38	\$5,749,734	12.5%
Pools & Spas	61	\$2,135,725	4.6%
Mobile Homes	2	\$41,200	0.1%
Signs	23	\$46,524	0.1%
Miscellaneous	142	\$2,577,982	5.6%
<b>GRAND TOTAL</b>	<b>460</b>	<b>\$46,116,291</b>	<b>100.0%</b>

## Ward 2 Permits by Valuation

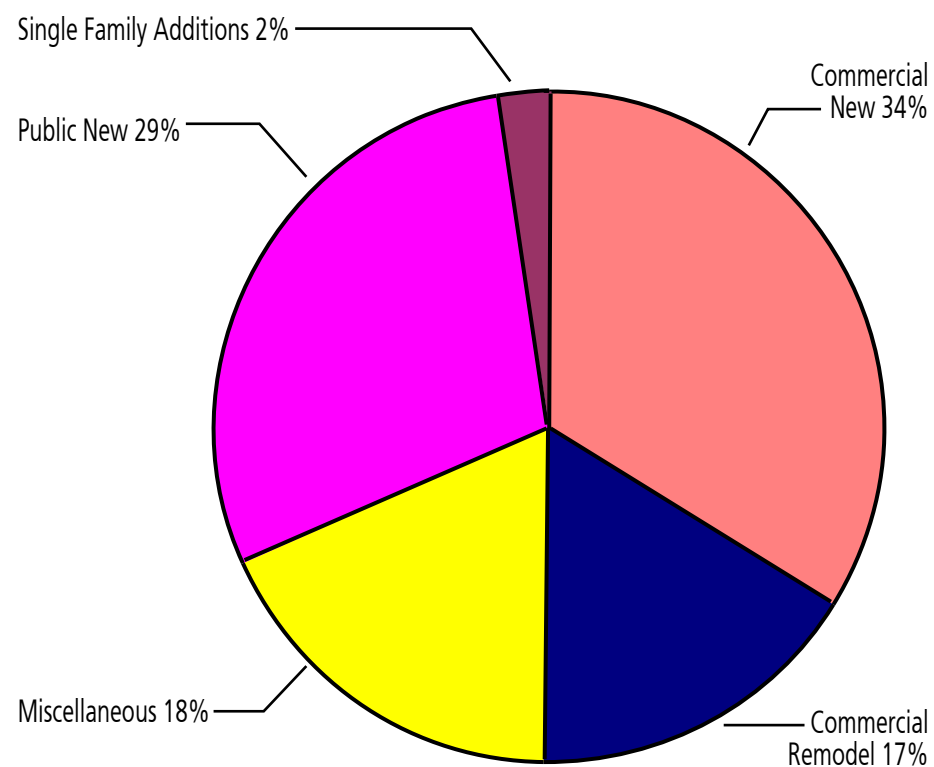


\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

Ward 3  
Summary of Building Permits  
3rd Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family Additions	10	\$205,327	2.3%
Single Family Remodel	3	\$22,000	0.3%
Commercial New	15	\$3,023,591	33.8%
Commercial Remodel	19	\$1,480,917	16.5%
Public New	1	\$2,600,000	29.0%
Signs	9	\$6,786	0.1%
Miscellaneous	51	\$1,614,088	18.0%
<b>GRAND TOTAL</b>	<b>108</b>	<b>\$8,952,709</b>	<b>100.0%</b>

Ward 3  
Permits by Valuation

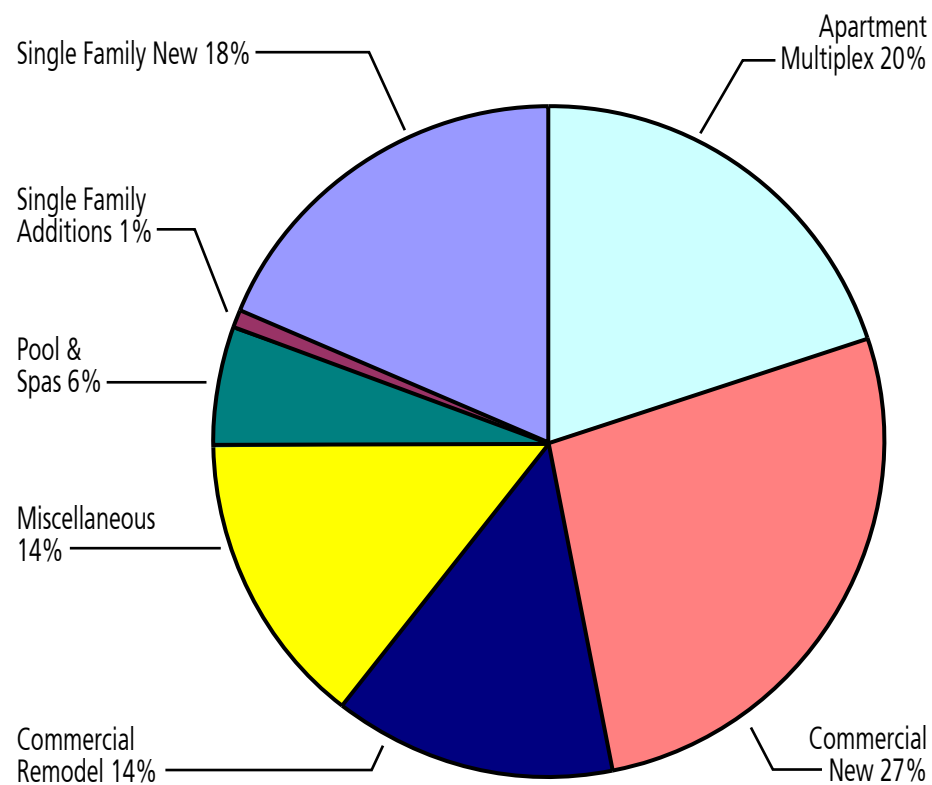


\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

## Ward 4 Summary of Building Permits 3rd Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	50	\$5,327,898	18.4%
Single Family Additions	13	\$247,663	0.9%
Single Family Remodel	5	\$31,655	0.1%
Apartment Multiplex	10	\$5,760,590	19.9%
Commercial New	12	\$7,799,175	27.0%
Commercial Remodel	42	\$3,973,685	13.8%
Pools & Spas	56	\$1,643,830	5.7%
Mobile Homes	1	\$7,000	0.0%
Signs	23	\$24,585	0.1%
Miscellaneous	124	\$4,088,705	14.1%
<b>GRAND TOTAL</b>	<b>336</b>	<b>\$28,899,786</b>	<b>100.0%</b>

## Ward 4 Permits by Valuation



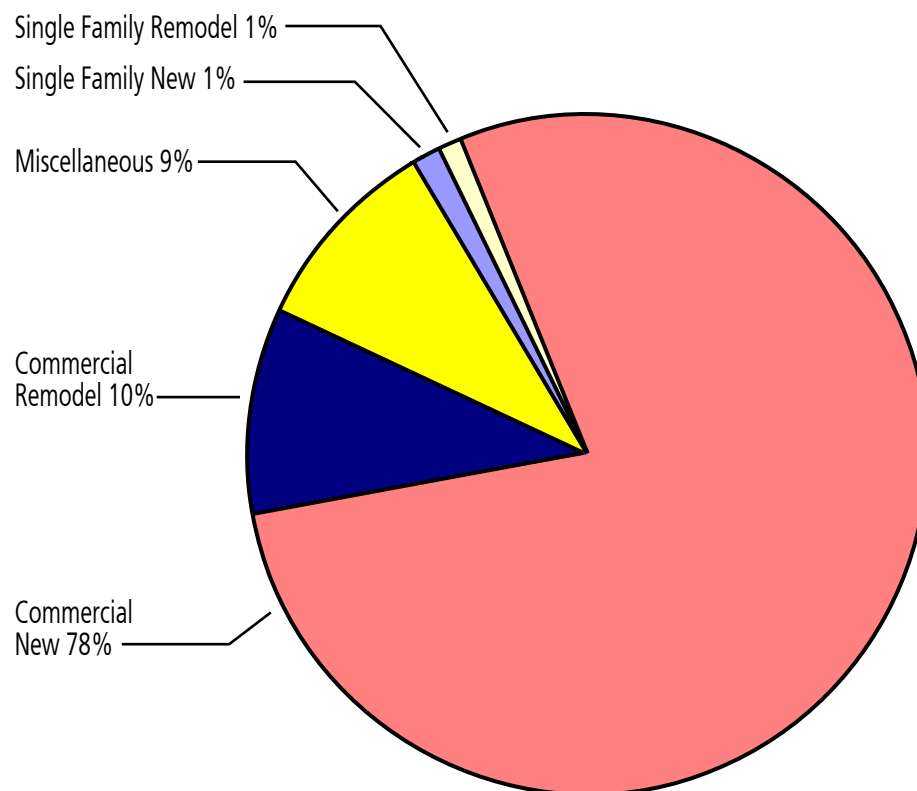
\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.



Ward 5  
Summary of Building Permits  
3rd Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	3	\$225,911	0.5%
Single Family Additions	9	\$163,562	0.4%
Single Family Remodel	9	\$475,000	1.1%
Commercial New	11	\$33,475,808	78.2%
Commercial Remodel	22	\$4,269,546	10.0%
Pools & Spas	5	\$143,794	0.3%
Signs	24	\$61,890	0.1%
Miscellaneous	80	\$3,994,518	9.3%
<b>GRAND TOTAL</b>	<b>163</b>	<b>\$42,810,029</b>	<b>100.0%</b>

Ward 5  
Permits by Valuation

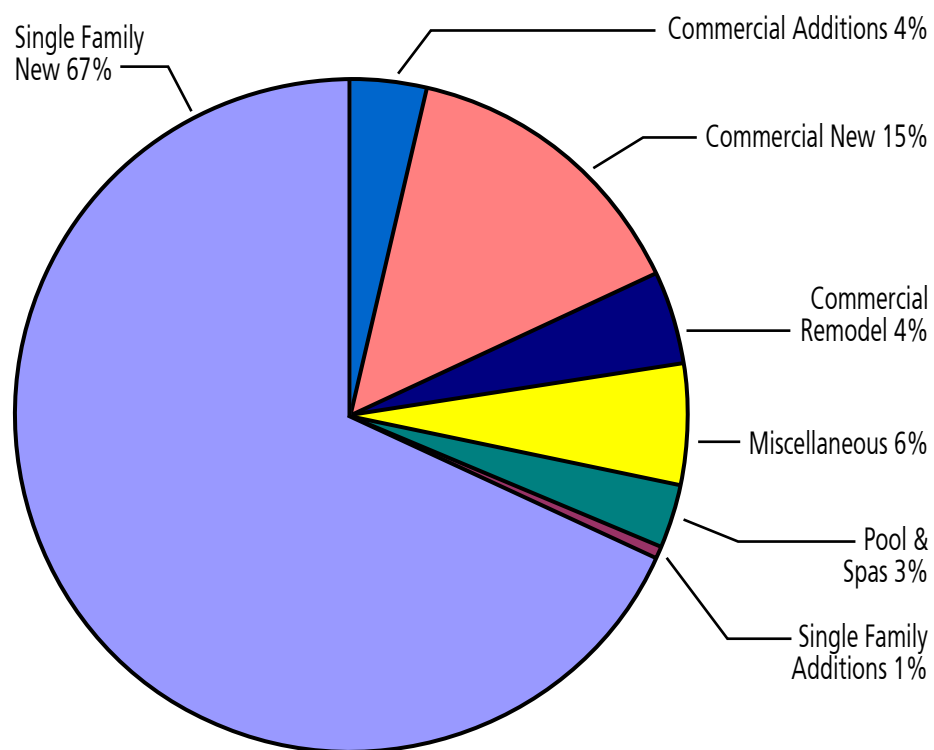


\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

## Ward 6 Summary of Building Permits 3rd Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	644	\$98,884,209	67.6%
Single family Additions	39	\$1,070,947	0.7%
Single Family Remodel	29	\$326,281	0.2%
Apartment Multiplex	1	\$269,728	0.2%
Commercial New	20	\$21,124,625	14.5%
Commercial Additions	1	\$5,200,000	3.6%
Commercial Remodel	32	\$6,291,998	4.3%
Public New	1	\$41,552	0.0%
Pools & Spas	130	\$4,213,883	2.9%
Mobile Homes	5	\$36,200	0.0%
Miscellaneous	336	\$8,647,552	5.9%
Signs	43	\$107,602	0.1%
<b>GRAND TOTAL</b>	<b>1,281</b>	<b>\$146,214,577</b>	<b>100.00%</b>

## Ward 6 Permits by Valuation



\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.



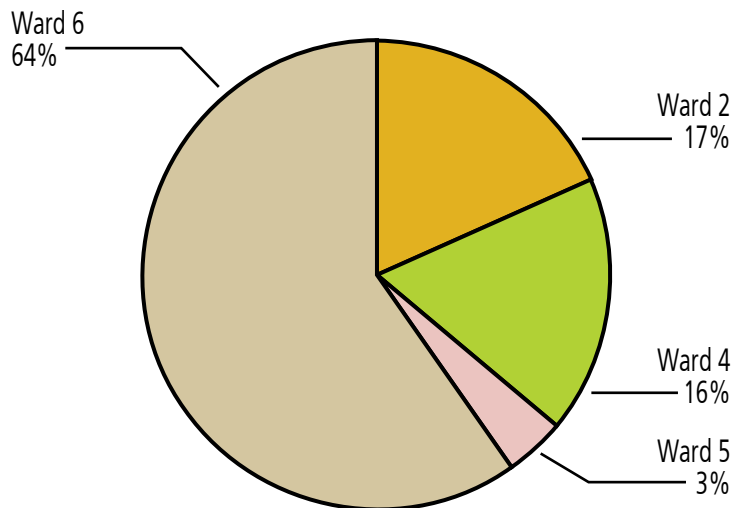
## Completed Projects

### Summary of Completions 3rd Quarter 2004

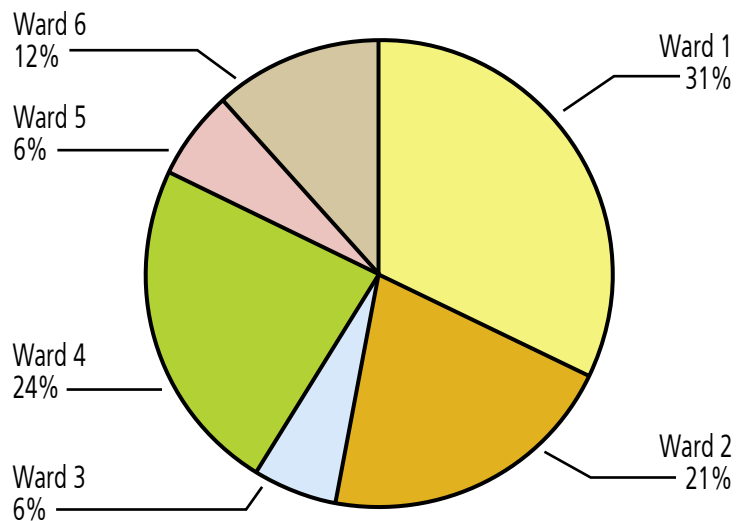
CATEGORY	WARD 1	WARD 2	WARD 3	WARD 4	WARD 5	WARD 6	Grand Total	Percentage
Single Family New	3	203	0	186	33	765	1,190	84.2%
Single Family Additions	2	1	2	0	2	2	9	0.6%
Single Family Remodel	1	1	1	2	1	2	8	0.6%
Apartment Multiplex	0	0	0	1	12	2	15	0.3%
Commercial New	2	2	0	2	0	2	8	0.6%
Commercial Remodel	0	0	0	0	0	1	1	0.1%
Commercial Addition	9	5	2	6	2	2	26	1.8%
Miscellaneous	17	23	8	50	14	58	170	11.9%
GRAND TOTAL	34	235	13	247	64	834	1,427	100.0%

\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

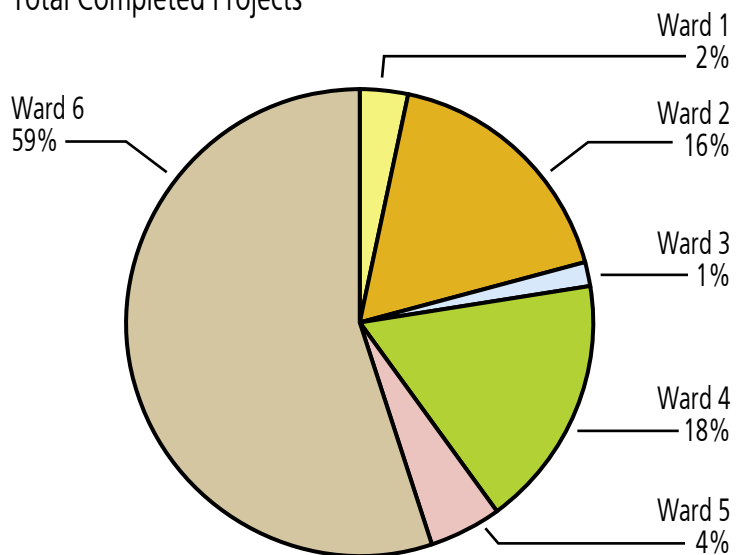
Completed New Single Family Projects



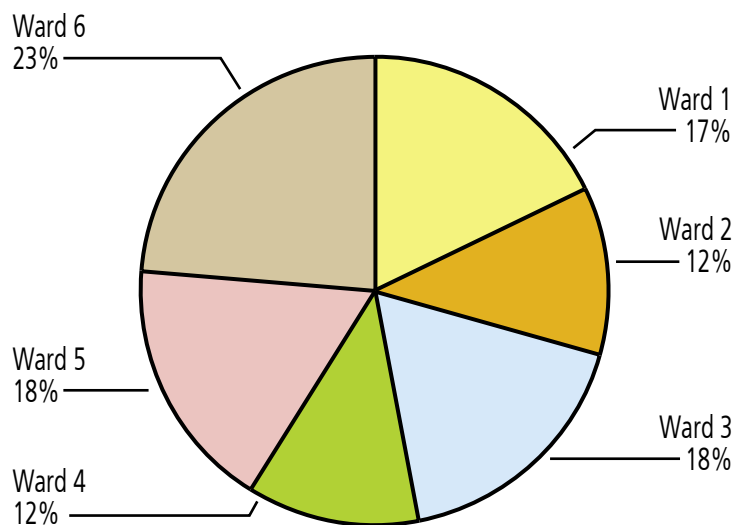
Completed Commercial New & Remodeled Projects



Total Completed Projects



Completed Single Family Additions & Remodeled Projects





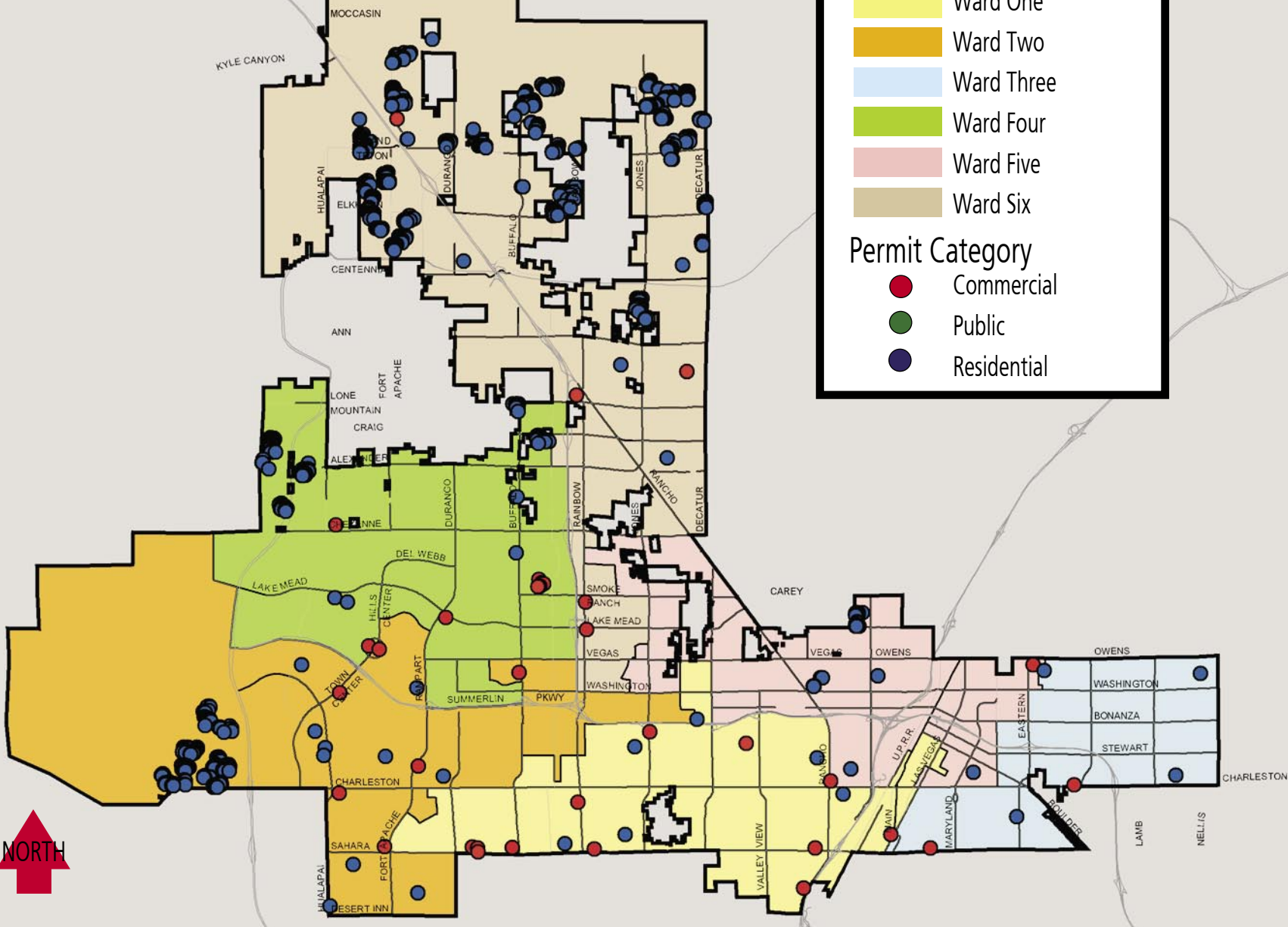
## COMPLETIONS

### LEGEND

- Ward One
- Ward Two
- Ward Three
- Ward Four
- Ward Five
- Ward Six

### Permit Category

- Commercial
- Public
- Residential



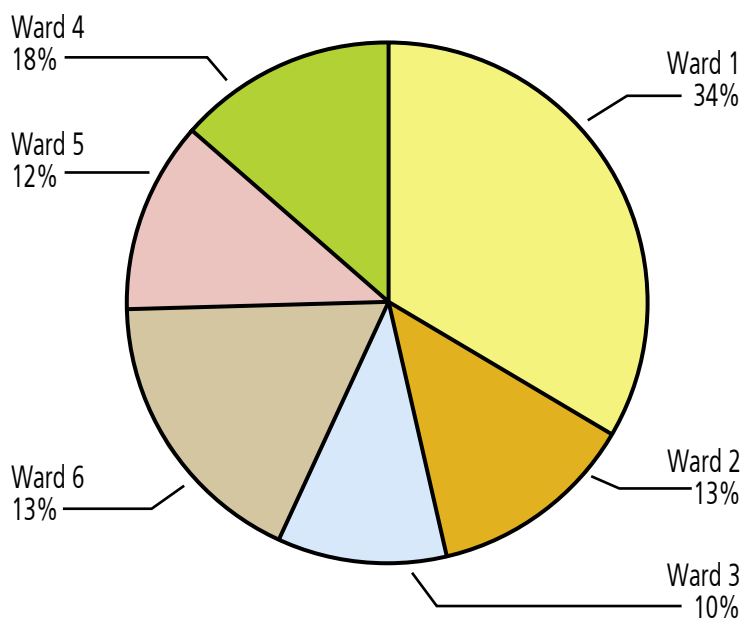
## Business Licenses

### Summary of New Business Licenses 3rd Quarter 2004

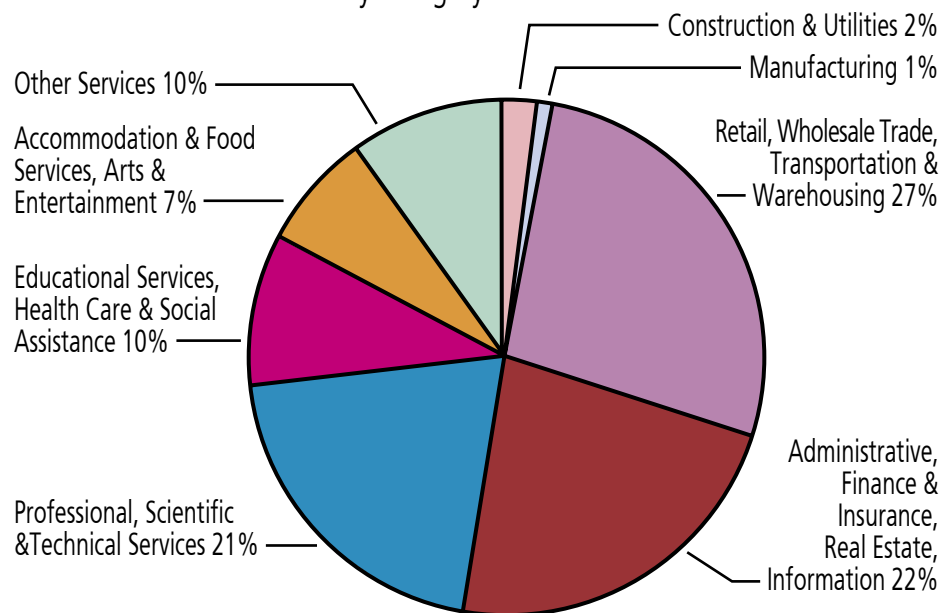
CATEGORY	WARD 1	WARD 2	WARD 3	WARD 4	WARD 5	WARD 6	Total	Percentage
Construction & Utilities	9	4	1	3	5	5	26	2.0%
Manufacturing	5	0	0	1	1	1	9	0.7%
Retail, Wholesale Trade, Transportation & Warehousing	148	39	39	45	42	42	363	27.4%
Administrative, Finance & Insurance, Real Estate, Information	90	42	36	29	47	47	296	22.4%
Professional, Scientific and Technical Services	103	48	14	23	40	40	275	20.8%
Educational Services, Health Services, & Social Assistance	29	14	14	12	13	13	130	9.8%
Accommodation & Food Services, Arts & Entertainment	22	3	23	27	10	10	91	6.9%
Other Services	38	18	13	16	18	18	133	10.1%
GRAND TOTAL	444	168	136	241	158	176	1,323	100.0%

\* Categories are by the North American Industry Classification System (NAICS).

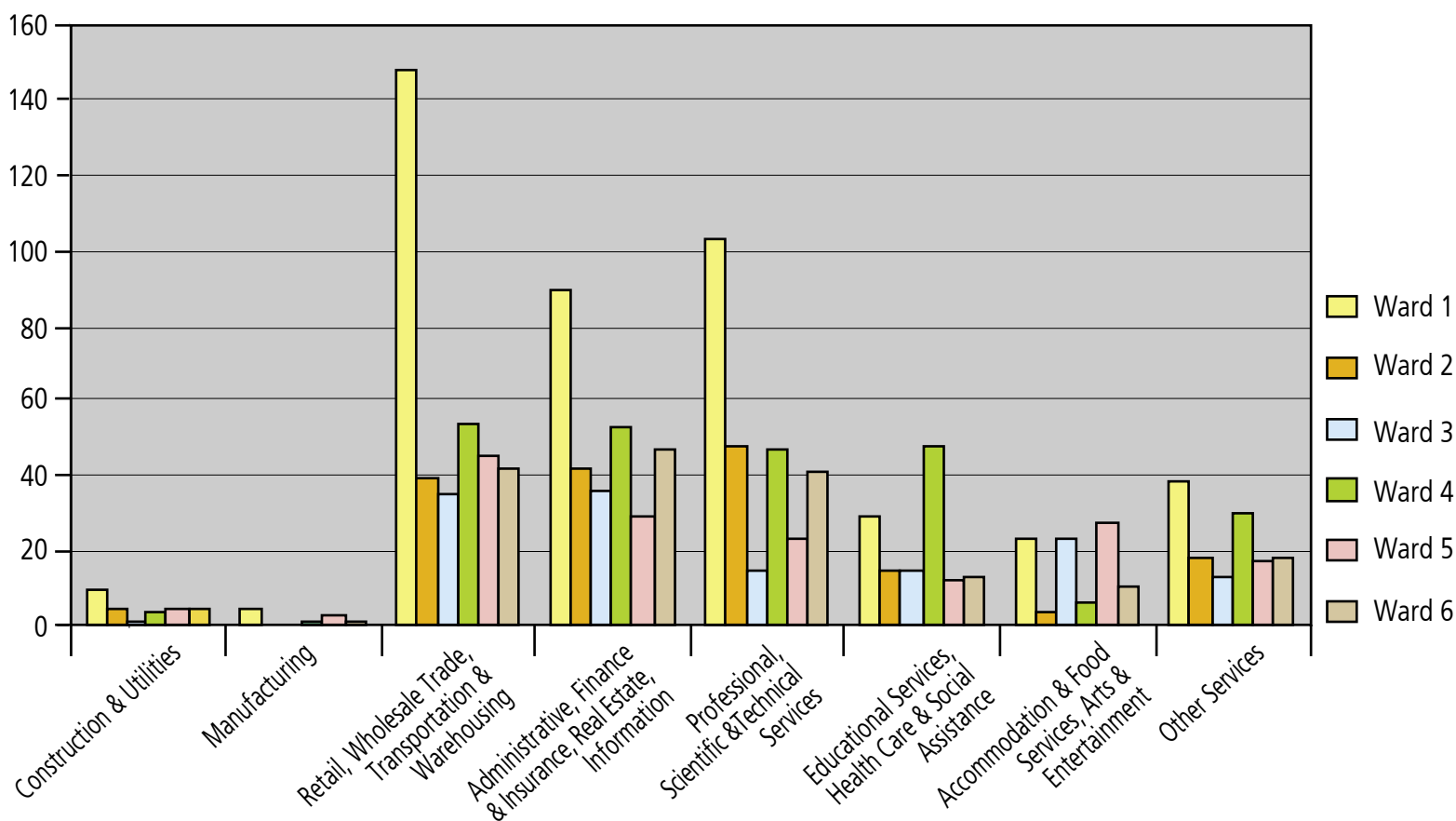
#### Total New Business Licenses by Ward



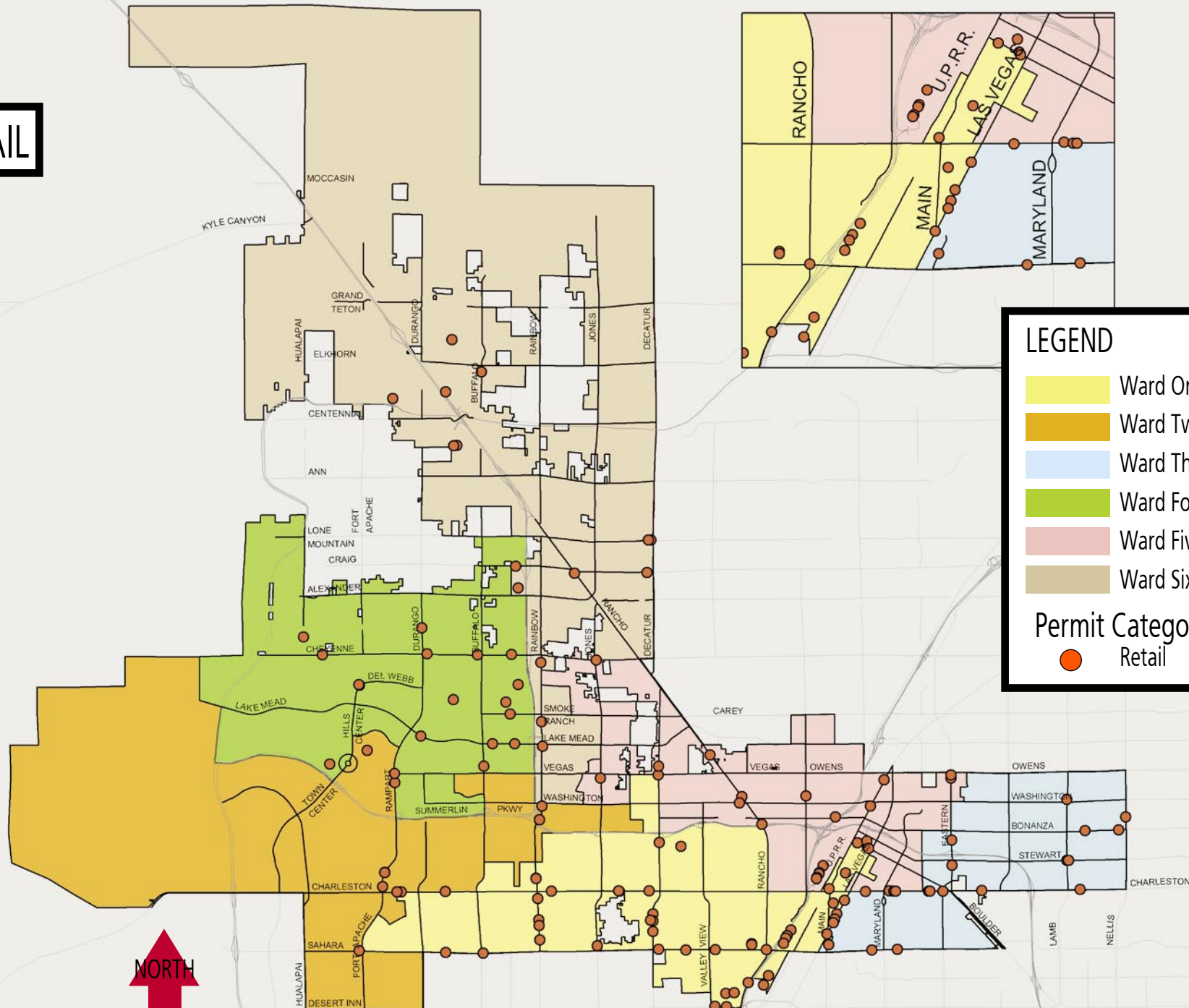
#### Total New Business Licenses by Category



Business Licenses by Ward & Category  
3rd Quarter 2004



## RETAIL



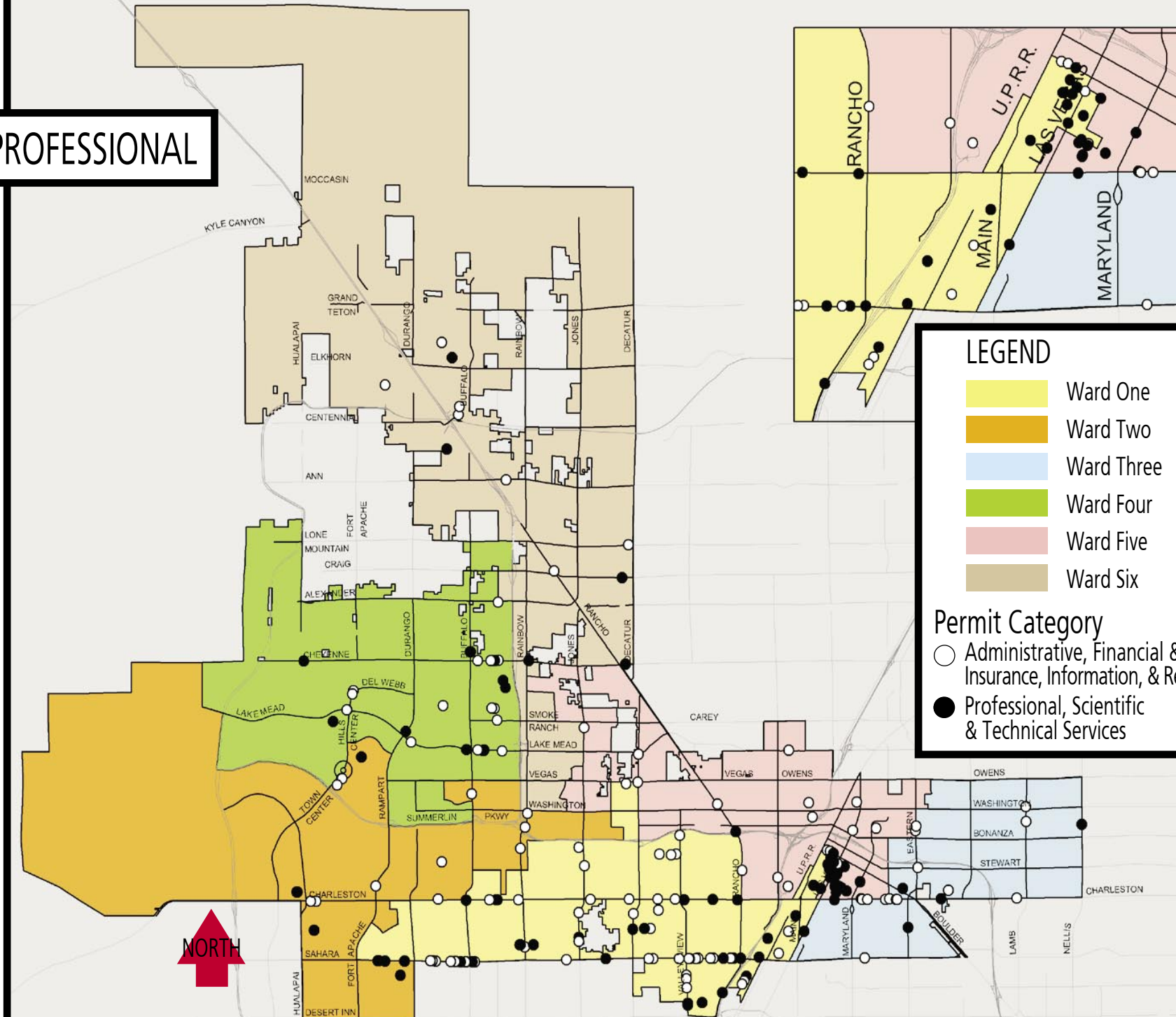
### LEGEND

- Ward One
- Ward Two
- Ward Three
- Ward Four
- Ward Five
- Ward Six
- Permit Category  
Retail





## PROFESSIONAL



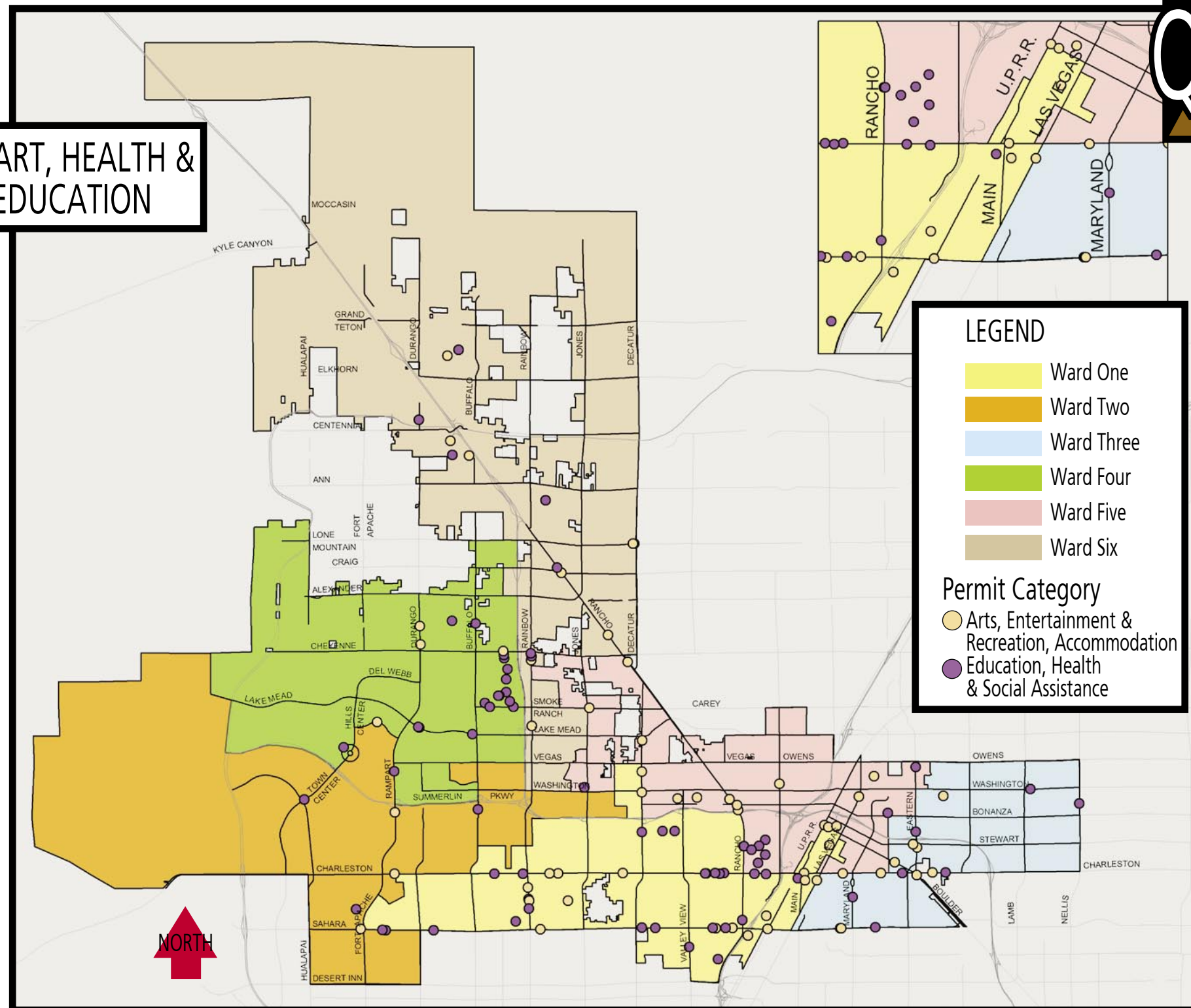
### LEGEND

- Ward One
- Ward Two
- Ward Three
- Ward Four
- Ward Five
- Ward Six

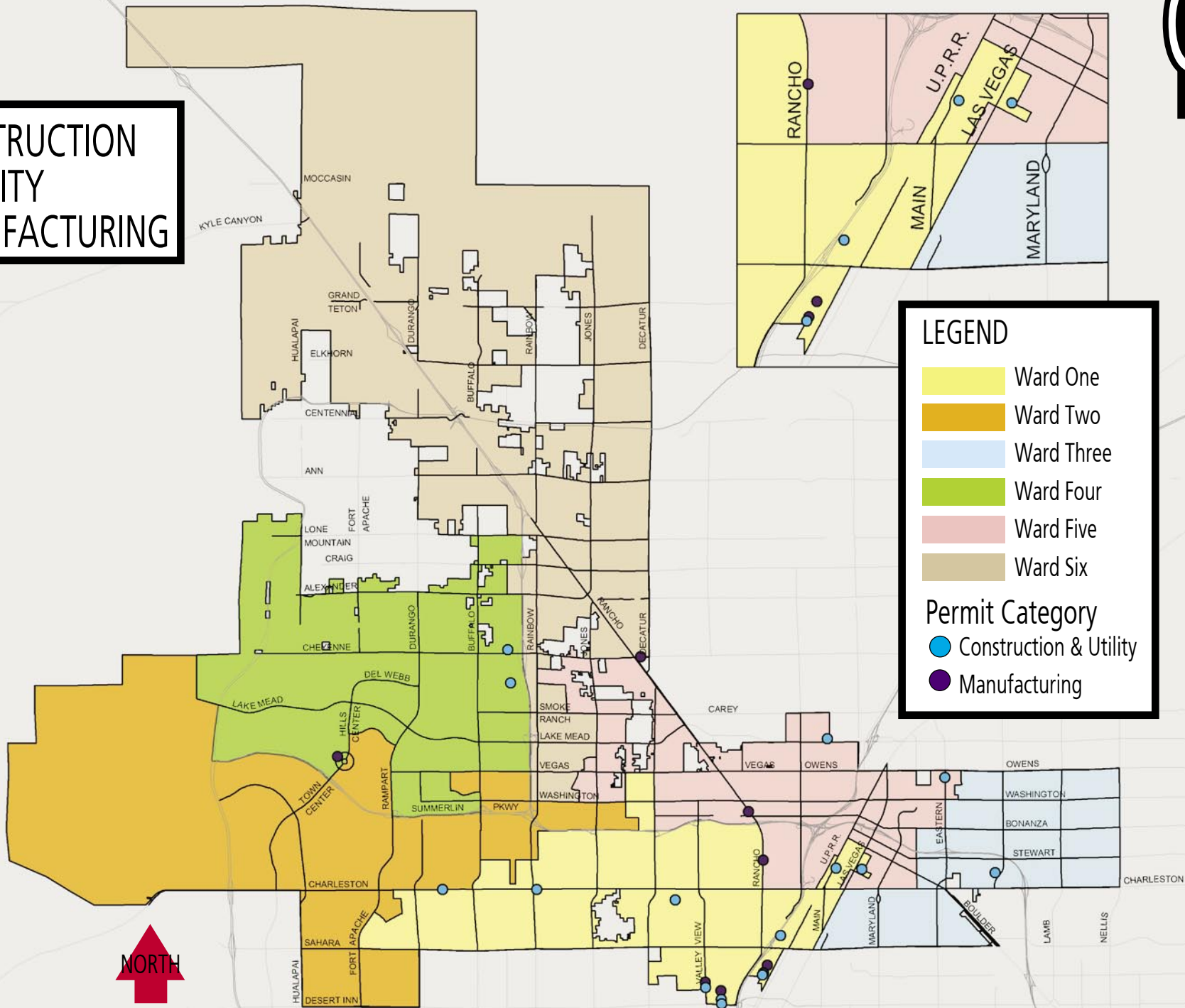
### Permit Category

- Administrative, Financial & Insurance, Information, & Real Estate
- Professional, Scientific & Technical Services

## ART, HEALTH & EDUCATION



## CONSTRUCTION & UTILITY MANUFACTURING





Year to Date



### Land Sales by Acreage Year to Date Summary

WARDS	04Q1	04Q2	Total Acres
1	6.7	16.0	22.8
2	23	10.0	33.0
3	4.8	3.6	8.4
4	38.5	35.5	74.0
5	13.9	12.4	26.3
6	408.5	472.9	881.4
CLV TOTALS	495.4	550.4	1,045.8
OUTSIDE CLV	3,234.9	8,234.0	11,468.9
GRAND TOTAL	3,730.2	8,784.4	12,514.6

\* Due to time needed to obtain Land Sales data, this section will be lagged by one quarter

### Land Sales by Valuation Year to Date Summary

WARDS	04Q1	04Q2	Valuation	2004 Avg Price/Acre
1	\$4,190,000	\$9,400,000	\$13,590,000	\$597,363
2	\$12,799,910	\$7,300,000	\$20,099,910	\$609,088
3	\$880,000	\$940,000	\$1,820,000	\$217,443
4	\$13,406,302	\$13,673,434	\$27,079,736	\$366,190
5	\$4,632,753	\$4,081,673	\$8,714,426	\$331,221
6	\$86,780,970	\$114,178,774	\$200,959,744	\$257,799
CLV TOTALS	\$122,689,935	\$149,573,881	\$272,263,816	\$288,394**
OUTSIDE CLV	\$854,549,685	\$2,473,360,438	\$3,327,910,123	\$290,168**
GRAND TOTAL	\$977,239,620	\$3,600,173,939	\$3,644,016,129	\$290,033**

\*\* Each Ward has various amounts for both price and acres. This represents an average for the total price per acre for 2004.

### Summary of Site Plan Development Reviews Year to Date

Category	WARD 1	WARD 2	WARD 3	WARD 4	WARD 5	WARD 6	Totals
Commercial	30	7	8	15	25	31	116
Mixed-Use	5	1	2	0	4	1	13
Public	0	5	3	4	3	7	22
Single Family	3	2	4	3	3	31	46
Multi-Family	4	5	3	1	6	6	25
GRAND TOTAL	42	20	20	23	41	76	222

### Summary of Site Plan Development Reviews by Acre Year to Date

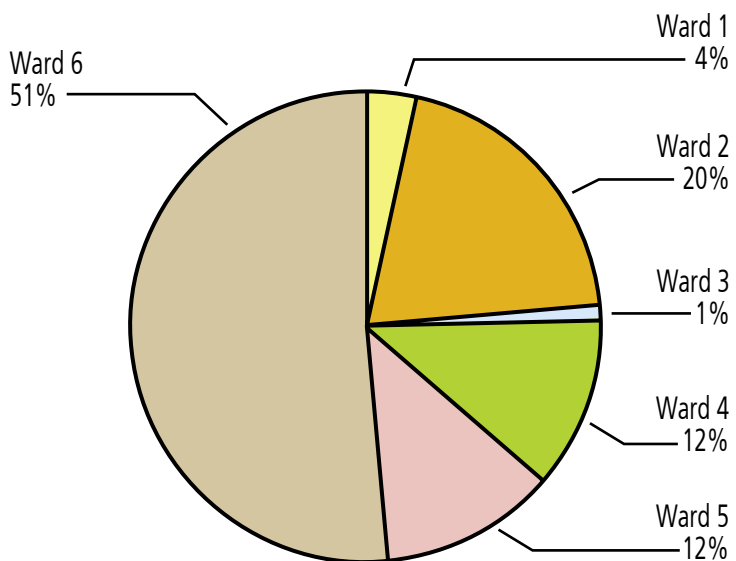
Category	WARD 1	WARD 2	WARD 3	WARD 4	WARD 5	WARD 6	Totals
Commercial	72.8	12.1	16.2	39.1	80.4	305.3	526.0
Mixed-Use	10.3	0.0	2.9	0.0	7.7	41.0	62.0
Public	0.0	84.9	80.8	118.1	3.4	69.3	356.5
Single Family	25.8	50.2	29.6	20.8	9.4	323.5	459.3
Multi-Family	15.5	65.7	18.8	21.1	22.5	63.3	206.8
GRAND TOTAL	124.4	212.9	148.3	199.2	123.4	802.4	1,610.5

# Summary of Building Permits Year to Date

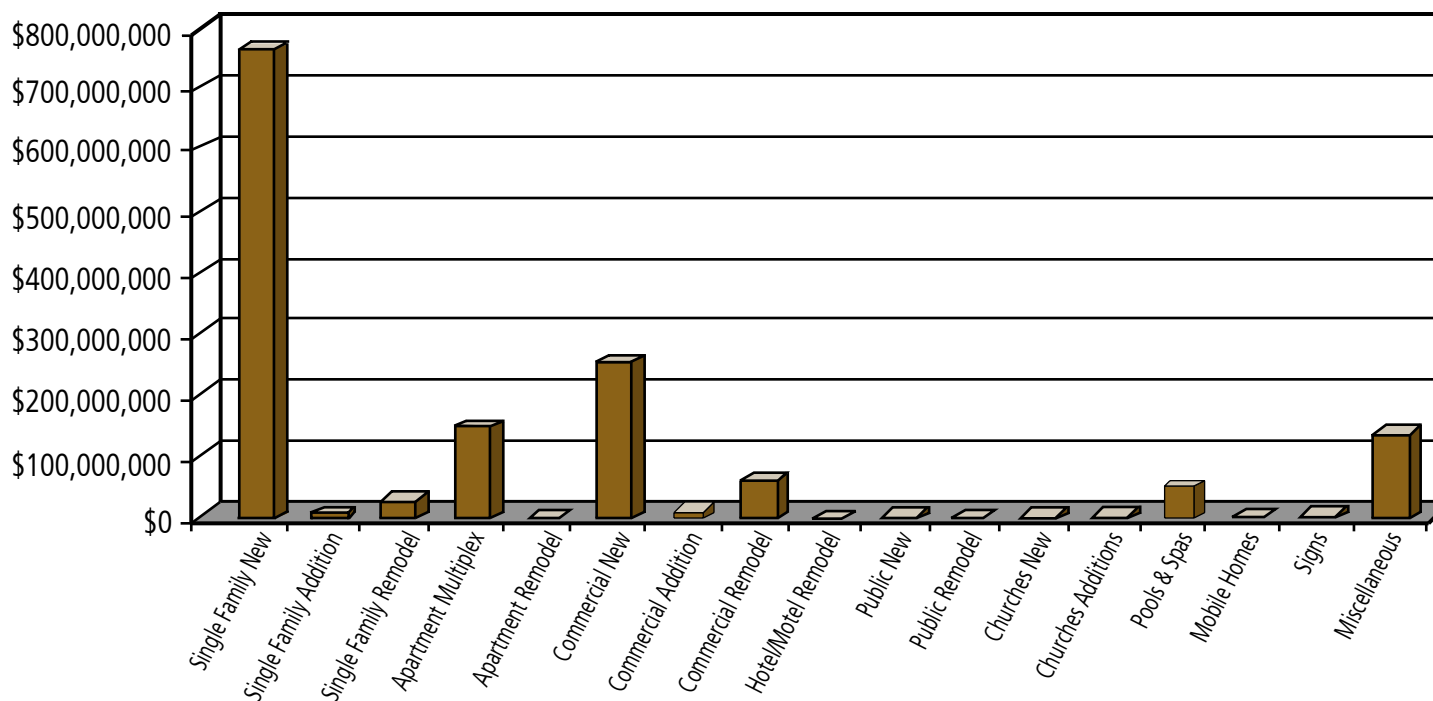
	WARD 1		WARD 2		WARD 3		WARD 4		WARD 5		WARD 6		TOTAL	TOTAL
Category	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	PERMITS	VALUATION
Single Family New	19	\$6,398,672	982	\$145,947,424	0	\$0	685	\$72,103,941	61	\$5,098,687	3,718	\$532,630,778	5,465	\$762,179,502
Single Family Additions	20	\$560,099	17	\$522,514	17	\$200,807	24	\$536,176	12	\$209,719	28	\$5,840,085	118	\$7,869,400
Single Family Remodel	83	\$5,271,565	54	\$6,161,734	34	\$1,576,867	55	\$4,048,350	26	\$4,300,566	52	\$6,486,008	304	\$27,845,090
Apartment Multiplex	12	\$4,220,800	51	\$52,631,387	0	\$0	20	\$10,871,900	11	\$3,774,553	231	\$75,436,407	325	\$146,935,047
Apartment Remodel	1	\$5,000	0	\$0	0	\$0	0	\$0	0	\$0	3	\$46,200	4	\$51,200
Commercial New	15	\$3,860,302	23	\$46,915,197	16	\$3,033,565	31	\$20,315,243	23	\$127,586,420	63	\$54,329,925	171	\$256,040,652
Commercial Additions	1	\$150,000	0	\$0	0	\$0	3	\$5,302,050	0	\$0	1	\$5,200,000	5	\$10,652,050
Commercial Remodel	200	\$16,148,251	98	\$10,403,750	44	\$2,467,511	108	\$7,845,002	71	\$14,747,917	94	\$11,673,507	615	\$63,285,938
Hotel/Motel Remodel	1	\$18,000	0	\$0	1	\$50,000	0	\$0	0	\$0	0	\$0	2	\$68,000
Public New	0	\$0	0	\$0	1	\$2,600,000	6	\$2,431,125	0	\$0	1	\$41,552	8	\$5,072,677
Public Remodel	2	\$55,000	0	\$0	0	\$0	0	\$0	1	\$79,000	0	\$0	3	\$134,000
Churches New	0	\$0	0	\$0	0	\$0	0	\$0	1	\$350,000	2	\$2,000,000	3	\$2,350,000
Churches Additions	1	\$500,000	0	\$0	0	\$0	1	\$2,434,335	0	\$0	1	\$114,237	3	\$3,048,572
Pools & Spas	53	\$3,031,591	389	\$13,600,156	3	\$81,000	305	\$9,086,823	13	\$321,694	724	\$23,176,594	1,487	\$49,297,858
Mobile Homes	0	\$0	9	\$81,500	0	\$0	3	\$24,500	4	\$46,300	23	\$219,400	39	\$371,700
Signs	155	\$615,516	49	\$149,733	30	\$808,117	90	\$117,799	73	\$276,789	138	\$313,923	535	\$2,281,877
Miscellaneous	482	\$10,957,912	859	\$18,091,807	317	\$3,641,558	1009	\$38,946,820	385	\$18,866,977	2,146	\$45,574,667	5198	\$136,079,741
GRAND TOTAL	1,045	\$51,792,708	2,531	\$294,505,202	463	\$14,459,425	2,340	\$174,064,064	681	\$175,658,622	7,225	\$763,083,283	14,285	\$1,473,563,304



# Total Permits by Valuation Year to Date



## Category by Valuation



Q3

YEAR TO DATE

## Completed Projects Year to Date

Category	WARD 1	WARD 2	WARD 3	WARD 4	WARD 5	WARD 6	Totals	Percentage
Single Family New	14	819	2	764	187	2,653	4,439	82.3%
Single Family Additions	17	5	6	17	12	15	72	1.3%
Single Family Remodel	8	6	6	5	1	5	31	0.6%
Apartment Multi-Plex	0	0	0	16	12	29	57	1.1%
Apartment Remodel	0	0	0	0	0	1	1	0.0%
Commercial New	5	4	1	7	1	10	28	0.5%
Commercial Additions	42	24	14	20	16	17	133	2.5%
Commercial Remodel	15	3	4	12	7	12	53	1.0%
Mobile Homes	0	0	0	0	2	0	2	0.0%
Miscellaneous	62	94	53	122	55	195	581	11.0%
Grand Total	163	955	86	963	293	2,937	5,397	100.0%

## Business Licenses Year to Date

CATEGORY	WARD 1	WARD 2	WARD 3	WARD 4	WARD 5	WARD 6	Total	Percentage
Construction & Utilities	40	11	10	17	8	12	98	2.5%
Manufacturing	9	0	1	2	2	2	16	0.4%
Retail, Wholesale Trade, Transportation & Warehousing	414	116	127	155	118	146	1,076	27.0%
Administrative, Finance & Insurance, Real Estate, Information	259	145	118	128	106	117	873	21.9%
Professional, Scientific and Technical Services	291	178	63	150	70	111	863	21.7%
Educational Services, Health Services, & Social Assistance	100	40	32	101	32	29	334	8.4%
Accommodation & Food Services, Arts & Entertainment	75	20	67	24	80	37	303	7.6%
Other Services	128	53	64	67	40	66	418	10.5%
GRAND TOTAL	1,316	563	482	644	456	520	3,981	100.0%

\* Categories are by the North American Industry Classification System (NAICS)